

OPEN SPACE AND CONSERVATION ELEMENT

CITY OF RIPON, CALIFORNIA
JUNE 1973

I. INTRODUCTION

IN 1971, THE CALIFORNIA STATE LEGISLATURE PASSED LEGISLATION REQUIRING CERTAIN ELEMENTS BE ADDED TO THE GENERAL PLAN OF CITIES AND COUNTIES. THIS LEGISLATION REQUIRED INCLUSION OF AN OPEN SPACE ELEMENT, A CONSERVATION ELEMENT, AND A SEISMIC SAFETY ELEMENT AS PARTS OF THE GENERAL PLAN. OTHER ELEMENTS REQUIRED ARE LAND USE, CIRCULATION, HOUSING, SCENIC HIGHWAY, NOISE, AND SAFETY.

MOST OF THESE ELEMENTS ORIGINATED OUT OF A RESPONSE FOR CONCERN FOR THE ENVIRONMENT. THERE ARE SOME OVERLAPS IN THE REQUIREMENTS FOR EACH ELEMENT. AN ENVIRONMENTAL QUALITY STUDY CONDUCTED BY THE SAN JOAQUIN COUNTY COUNCIL OF GOVERNMENTS (COG) DURING THE 1971-1972 FISCAL YEAR PRODUCED AN OPEN SPACE ELEMENT FROM WHICH THE INTERIM OPEN SPACE PLAN FOR SAN JOAQUIN COUNTY WAS PREPARED. THIS STUDY ALSO PRODUCED AN INVENTORY OF ENVIRONMENTAL DATA, WHICH SERVED AS A BASIS FOR THE PREPARATION OF THE COG CONSERVATION ELEMENT TO BE COMPLETED IN JUNE 1973. THE SEISMIC SAFETY ELEMENT, NOW BEING PREPARED BY A CONSULTING ENGINEER AND THE COG STAFF, WILL ALSO BE COMPLETED IN JUNE 1973. THE NOISE ELEMENT IS SCHEDULED FOR COMPLETION IN 1974.

THE CITY OF RIPON IS A PARTICIPANT IN THE COG ACTIVITIES AND HAS MADE USE OF THE COG ELEMENTS IN THE PREPARATION OF THE RIPPON OPEN SPACE AND CONSERVATION ELEMENT. THE OPEN SPACE AND CONSERVATION ELEMENTS ARE COMBINED IN A SINGLE REPORT FOR THE CITY OF RIPON.

THE GENERAL PLAN IS A COMPOSITE OF THESEVERAL REQUIRED AND INCLUDED ELEMENTS. THE OPEN SPACE AND CONSERVATION ELEMENT WILL JOIN WITH THE OTHER PARTS OF THE RIPPON GENERAL PLAN AS A GUIDE FOR THE REVIEW OF VARIOUS PROJECTS, DEVELOPMENT OF ACTION PROGRAMS AND ORDINANCES, PREPARATION AND REVIEW OF ENVIRONMENTAL IMPACT REPORTS AND REVIEW, REVISION AND PREPARATION OF OTHER ELEMENTS OF THE GENERAL PLAN.

II. ASSUMPTIONS

- A. RIPPON IS A SMALL COMMUNITY (POPULATION 2,780) WHICH WILL CONTINUE TO SUSTAIN A MODEST COMMERCIAL, INDUSTRIAL AND ECONOMIC GROWTH RATE.
- B. PRIMARY GROWTH OF THE CITY WILL BE INTO AGRICULTURAL AREAS SURROUNDING THE PRESENT CITY.
- C. THERE IS A NEED TO PROVIDE FOR EXPANDED EDUCATIONAL, CULTURAL AND RECREATIONAL FACILITIES FOR LEISURE TIME ACTIVITIES.
- D. AGRICULTURE AND AGRICULTURALLY DEPENDENT INDUSTRIES WILL CONTINUE TO PLAY A MAJOR ROLE IN THE ECONOMY OF THE CITY.
- E. OPEN SPACE IS A NECESSARY PART OF A DESIRABLE CITY ENVIRONMENT.
- F. THERE WILL BE A CONTINUED AWARNESS ON THE PART OF THE PUBLIC AND GOVERNMENTAL BODIES TO RECOGNIZE AND DEAL WITH ALL ASPECTS OF CONSERVATION AND PROTECTION FROM POLLUTION DEALING WITH AIR, WATER, SOLID WASTES, LANDUSE, POPULATION AND URBAN GROWTH.

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III. GOALS

A. TO FOSTER A PROGRAM OF CREATING AND MAINTAINING OPEN SPACE AREAS WITHIN AND ADJACENT TO THE CITY OF RIPON.

B. TO PROVIDE INCREASED UNDERSTANDING OF THE NATURE AND KIND OF RESOURCES PERTINENT TO THE CITY OF RIPON WHICH NEED AND REQUIRE VARIOUS ASPECTS OF CONSERVATION FOR THEIR CONTINUED LONG TERM USE AND ENJOYMENT BY THE CITIZENS OF THE CITY OF RIPON AND OTHERS.

IV. OPEN SPACE FOR MANAGED RESOURCE PRODUCTION

A. OBJECTIVES

1. TO PRESERVE AGRICULTURAL USES SURROUNDING THE CITY OF RIPON.
2. PROVIDE FOR ORDERLY URBAN GROWTH INTO ONLY THOSE AGRICULTURAL AREAS IMMEDIATELY ADJACENT TO THE CITY OF RIPON.

B. FINDINGS

1. RIPON IS SURROUNDED BY HIGH QUALITY AGRICULTURAL LAND DEVOTED IN LARGE MEASURE TO THE PRODUCTION OF ORCHARDS AND FIELD CROPS. THE AMOUNT OF AGRICULTURAL LAND REQUIRED FOR THE ORDERLY EXPANSION OF THE RIPON COMMUNITY WILL BE RELATIVELY SMALL, PROVIDED THAT URBAN DEVELOPMENT IN THE LOCAL AREA CAN BE SUBSTANTIALLY CONFINED TO THE CITY OF RIPON ITSELF. THE PRINCIPAL THREAT TO AGRICULTURAL LANDS SURROUNDING THE CITY OF RIPON WILL BE A CONTINUED FRAGMENTATION OF LAND OUTSIDE THE CITY LIMITS INTO SMALL ACREAGES WHICH ARE NOT SUITABLE FORECONOMICAL AGRICULTURAL PRODUCTION, RESULTING IN THE URBANIZATION OF THESE FRINGE AREAS OUTSIDE OF CITY CONTROL. TO DATE, RIPON IS MOSTLY A COMPACT COMMUNITY, AND THERE IS LITTLE INTERFERENCE BETWEEN THE RIPON URBAN COMMUNITY AND THE AGRICULTURAL OPERATIONS IMMEDIATELY ADJACENT.
2. THE STANISLAUS RIVER IS A MAJOR AQUIFER RECHARGE AREA AND IS DESIGNATED AS AN AREA OF SUBSTANTIAL RECHARGE IN THE COG CONSERVATION ELEMENT. THE AREA IMMEDIATELY SURROUNDING THE CITY OF RIPON IS ALSO LISTED AS AN AREA OF SLIGHT TO MODERATE RECHARGE. THE CITY OF RIPON DEPENDS ON WELLS FOR ITS WATER SUPPLY AND IS CONCERNED THAT BOTH AQUIFER RECHARGE AREAS BE PROTECTED TO THE MAXIMUM EXTENT COMPATIBLE WITH THE ORDERLY GROWTH AND DEVELOPMENT OF THE CITY OF RIPON. THE MAINTENANCE OF THE LAND AREA AROUND RIPON FOR ECONOMICAL AGRICULTURAL OPERATION WILL MAINTAIN THE AQUIFER RECHARGE AREAS TO THE MAXIMUM EXTENT AND WILL PERMIT THE ORDERLY GROWTH OF THE CITY OF RIPON WITHOUT SIGNIFICANT IMPAIRMENT OF THE WATER SUPPLY OF THE AGRICULTURAL OPERATIONS.
3. THE STANISLAUS RIVER IS AN IMPORTANT CONDUIT FOR FISHERIES FOR SEVERAL TYPES OF COMMERCIAL AND GAME FISH AND HAS BEEN RANKED "EXTRAORDINARY" BY THE STATE AS A SALMON AND "TWO-STORY" STREAM FISHERY, AND IS SO RECOGNIZED BY THE COG CONSERVATION ELEMENT. THE MAINTENANCE OF THE SALMON RUNS ARE DEPENDENT ON ESTABLISHED MINIMAL FLOWS IN THE STANISLAUS RIVER AND THESE FLOWS SHOULD BE MAINTAINED IN THE RIPON AREA TO CONTINUE THIS VALUABLE RESOURCE. OTHER VARIETIES OF FISH ARE ALSO AVAILABLE IN THE STANISLAUS RIVER WITH VARYING RECREATIONAL AND COMMERCIAL IMPORTANCE.



4. EXTRACTIVE RESOURCES ARE LIMITED TO THE EXTRACTION OF SOME SAND WHICH BUILDS UP IN THE BED OF THE STANISLAUS RIVER IN THE VICINITY OF THE HIGHWAY 99 CROSSING. WHILE THERE ARE UNDOUBTEDLY, LARGE SAND DEPOSITS IN THE STANISLAUS RIVER BED, IT IS NOT CONSIDERED A MAJOR SAND AND GRAVEL RESOURCE FOR EXCAVATION SO FAR AS THE IMMEDIATE EFFECT ON RIPON IS CONCERNED. THERE IS AN EXISTING SAND PRODUCTION OPERATION ON THE STANISLAUS COUNTY SIDE OF THE STANISLAUS RIVER WHICH HAS BEEN IN OPERATION FOR MANY YEARS.

C. POLICIES

1. AGRICULTURE IN THE VICINITY OF THE CITY OF RIPON WILL BE ENCOURAGED.
2. URBAN DEVELOPMENT OUTSIDE THE CITY LIMITS OF THE CITY OF RIPON AND FRAGMENTATION OF AGRICULTURALLY ECONOMICAL PARCELS IN THE FRINGE AREA AROUND RIPON WILL BE DISCOURAGED UNTIL THE ORDERLY GROWTH OF THE CITY OF RIPON CAN PROVIDE FOR THE ANNEXATION AND DEVELOPMENT OF IMMEDIATE ADJACENT PARCELS.
3. SUBJECT TO ENVIRONMENTAL CONSIDERATIONS, EXTRACTION OF RESOURCES SHOULD BE LIMITED TO INTERIM LOCAL REMOVAL OF SAND DEPOSITS.

V. OPEN SPACE FOR PRESERVATION OF NATURAL AND HUMAN RESOURCES

A. OBJECTIVES

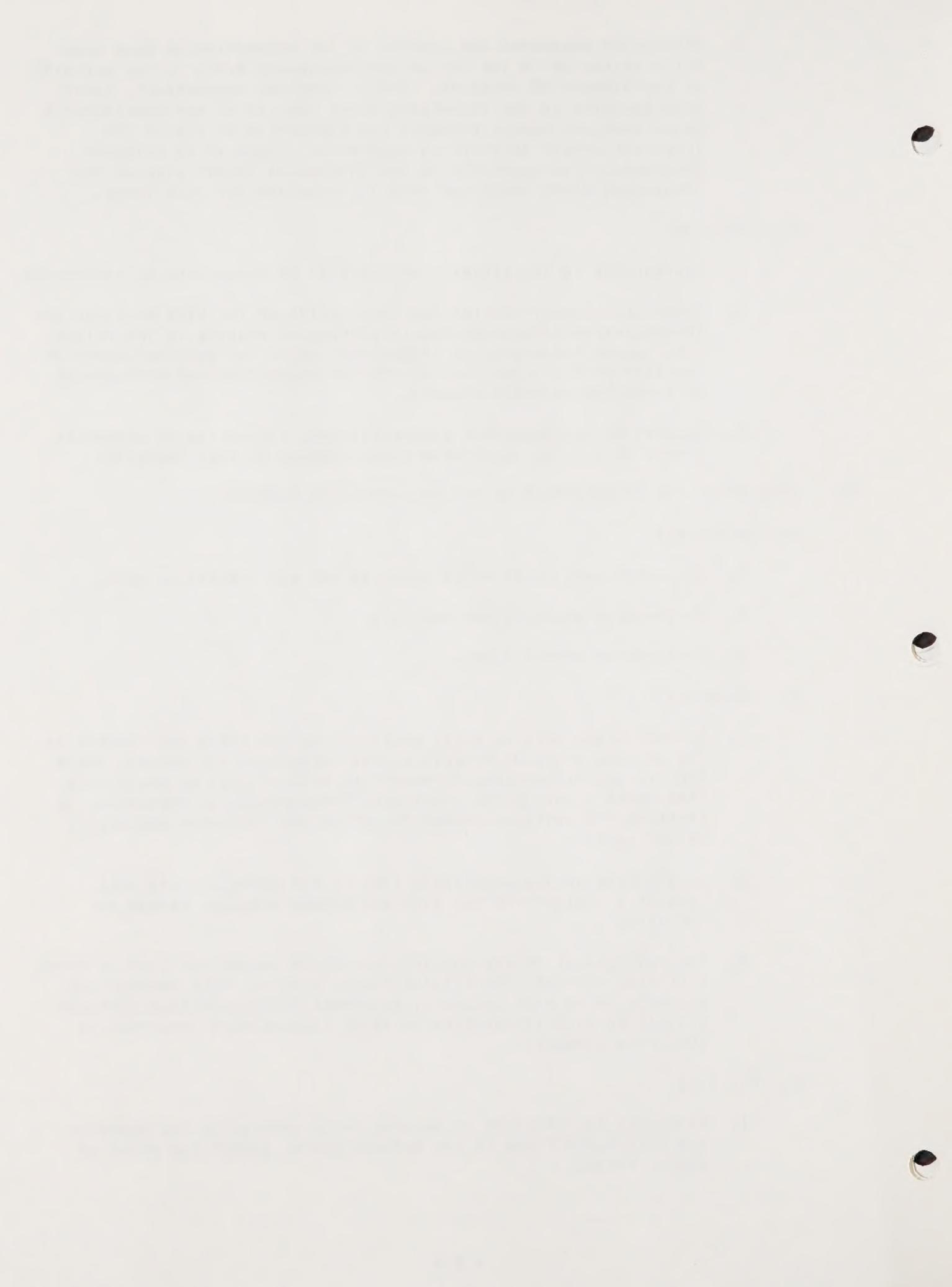
1. TO INSURE SUFFICIENT WATER SUPPLIES FOR ALL BENEFICIAL USES.
2. TO CONSERVE WILDLIFE AND HABITAT.
3. TO CONSERVE SCENIC SITES.

B. FINDINGS

1. AN OPEN SPACE AREA IN CLOSE PROXIMITY TO THE RIVER AND LARGELY IN ITS NATURAL STATE WITH CERTAIN AREAS DEVELOPED FOR PUBLIC ACCESS FOR HIKING, PICNICKING, SWIMMING AND FISHING WILL BE MAINTAINED. YEAR-ROUND FLOWS IN THE STANISLAUS RIVER SHOULD BE ENCOURAGED TO INCREASE THE WATER RE-CHARGE POTENTIAL AND THE HUMAN USEABILITY OF THE SITE.
2. MAINTENANCE OF THE OPEN SPACE AREA IN ITS NATURAL STATE WILL PROVIDE A HABITAT FOR THE BIRD AND ANIMAL WILDLIFE NATIVE TO THE AREA.
3. THE MAINTENANCE OF AGRICULTURE PRODUCTION AROUND THE CITY OF RIPON WILL ALSO PROVIDE CONSIDERABLE SCENIC VISTAS. WELL MANAGED AND OPERATED FARMS WITH ORCHARDS, VINEYARDS AND TILLED CROPS PRESENT A PLEASING VIEW IN ADDITION TO BEING ECONOMICALLY IMPORTANT TO THE LOCAL COMMUNITY.

C. POLICIES

1. ENCOURAGE PRESERVATION OF AN OPEN SPACE AREA ALONG THE BANKS OF THE STANISLAUS RIVER IN ITS NATURAL STATE, EXCEPT FOR AREAS OF PUBLIC ACCESS.



2. ENCOURAGE PUBLIC ACCESS TO THE STANISLAUS RIVER IMMEDIATELY ADJACENT TO THE CITY OF RIPON.
3. ENCOURAGE MAINTENANCE OF YEAR-ROUND FLOWS IN THE STANISLAUS RIVER.
4. DISCOURAGE OPERATIONS WHICH WOULD DETRACT FROM THE SCENIC ASPECTS OF THE STANISLAUS RIVER BOTTOM LAND EXCEPT FOR INTERIM EXTRACTIVE OPERATIONS WHICH SHALL INCLUDE PROVISIONS OF RESTORATION UPON COMPLETION OF THE PROJECT.
5. ENCOURAGE MAINTENANCE OF ECONOMICAL AGRICULTURE OPERATIONS BY DISCOURAGING FRAGMENTATION OF AGRICULTURAL PROPERTY IN THE VICINITY OF THE CITY OF RIPON INTO PARCELS TOO SMALL FOR SUCH OPERATION.

VI. OPEN SPACE FOR HEALTH, WELFARE AND WELL BEING

A. OBJECTIVES

1. RECOGNIZE THE VALUE OF OPEN SPACE IN AND ADJACENT TO CITY ENVIRONMENT.
2. RECOGNIZE POTENTIALS FOR POLLUTION BY URBAN ACTIVITIES OF OPEN SPACE RESOURCES.
3. ENCOURAGE MULTIPLE USE OF OPEN SPACE.

B. FINDINGS

1. THE CITY OF RIPON PRESENTLY HAS A COMMUNITY PARK OPERATED IN CONJUNCTION WITH THE RIPON COMMUNITY CENTER, WHERE MANY ACTIVITIES ARE HELD YEAR-ROUND. A SMALLER PARK IS BEING DEVELOPED IN A NEW SUB-DIVISION IN THE WESTERN PART OF THE CITY. IN ADDITION TWO HIGH SCHOOLS AND TWO GRAMMAR SCHOOLS HAVE LARGE PLAY GROUND AND PARK AREAS. NEIGHBORHOOD PARKS SHOULD BE DEVELOPED AS JUSTIFIED BY THE FUTURE GROWTH OF THE CITY.
2. THE CITY OF RIPON SHOULD CONTINUE TO ENCOURAGE THE LANDSCAPING OF THE FREEWAY WHICH BISECTS THE CITY OF RIPON. THIS CAN BE ACCOMPLISHED BY THE LANDSCAPING EFFORTS OF THE STATE OF CALIFORNIA DIVISION OF HIGHWAYS AND BY A CONTINUED BEAUTIFICATION PROJECT SUCH AS THE PLANTING ALONG THE FREEWAY CONDUCTED BY THE CITIZENS OF RIPON OVER THE LAST FEW YEARS.
3. OPEN SPACE IN CLOSE PROXIMITY TO THE STANISLAUS RIVER SHOULD BE MAINTAINED WITH READY ACCESS FROM THE CITY.
4. GREAT CARE NEEDS TO BE EXERCISED TO CONTINUE THE SATISFACTORY OPERATION OF THE SEWAGE DISPOSAL FACILITIES FOR THE CITY OF RIPON. EFFLUENT DISPOSAL IN THE VICINITY OF THE STANISLAUS RIVER WILL CONTINUE TO BE A MATTER OF PRIMARY CONCERN FOR THE CITY OF RIPON IN ORDER TO NOT CAUSE ANY PROBLEMS WITHIN THE STANISLAUS RIVER.
5. THE CITY OF RIPON SHOULD CONTINUE ITS REGULATION OF SOLID WASTE DISPOSAL INCLUDING GARBAGE, TRASH INCLUDING LAWN, SHRUBBERY AND TREE TRIMMINGS. SIMILARLY, GOOD MAINTENANCE OF ALL PROPERTIES VISIBLE TO THE PUBLIC WITHIN THE CITY OF RIPON SHOULD BE ENCOURAGED



IN ORDER TO MAINTAIN THE PRESENT HIGH QUALITY OF THE APPEAL VALUE OF THE STREETS WITHIN THE CITY. IN PARTICULAR, THE CITY OF RIPON SHOULD ENCOURAGE TREE PLANTING IN DEVELOPED AREAS.

6. AIR QUALITY SHOULD BE OF CONTINUING IMPORTANCE TO THE CITY OF RIPON. CITIZENS SHOULD RECOGNIZE THE POTENTIAL FOR AIR POLLUTION IN THE CENTRAL VALLEY. FOR THIS REASON, INDUSTRIES CREATING ANY SIGNIFICANT AMOUNT OF AIR POLLUTION SHOULD BE DISCOURAGED IN THE RIPON AREA. AIR POLLUTION IS ALSO PARTICULARLY DAMAGING TO AGRICULTURAL ACTIVITIES, WHICH IN TURN IS A MAJOR ECONOMIC CONSIDERATION FOR THE CITY OF RIPON.
7. INCLUDE SOME HIGHER AREAS OF THE STANISLAUS RIVER FLOOD PLAIN FOR WASTE WATER TREATMENT.

C. POLICIES

1. MAINTAIN OPEN SPACE AREA IN CLOSE PROXIMITY TO THE STANISLAUS RIVER.
2. ENCOURAGE DEVELOPMENT OF NEIGHBORHOOD PARKS IN THE CITY OF RIPON.
3. ENCOURAGE CONTINUED RESIDENT LANDSCAPING EFFORTS.
4. CONTINUALLY UPDATE SEWAGE TREATMENT FACILITIES.
5. DISCOURAGE ALL ASPECTS OF ACTIVITIES CONTRIBUTING TO AIR POLLUTION.

VII. OPEN SPACE FOR PUBLIC SAFETY

A. OBJECTIVES

1. TO RECOGNIZE THAT OPEN SPACE CAN PROVIDE A PUBLIC SAFETY FUNCTION.
2. TO IDENTIFY AREAS WHERE OPEN SPACE CAN OPERATE IN COOPERATION WITH PUBLIC SAFETY OBJECTIVES.

B. FINDINGS

1. FLOOD PRONE AREAS

THE ONLY AREA IN THE CITY OF RIPON SUBJECT TO FLOODING IS WITHIN THE STANISLAUS RIVER FLOOD PLAIN AREA. THE MAIN PART OF THE CITY OF RIPON AND THE SURROUNDING LAND IS SITUATED ON AN ELEVATED PLAIN HIGH ENOUGH ABOVE THE STANISLAUS RIVER TO RENDER THE RIPON AREA ESSENTIALLY FREE OF FLOOD THREAT. FURTHER, THE PLANNED UPSTREAM CONTROL ON THE STANISLAUS RIVER IS SUFFICIENT TO REDUCE THE DANGER FROM ALL BUT THE MOST SEVERE FLOODS. URBAN DEVELOPMENT OR HOUSING SHOULD BE PROHIBITED IN THE FLOOD PLAIN AREA.

2. SEISMIC HAZARDS

THE CITY OF RIPON IS SUBJECT TO SOME SEISMIC HAZARDS. THE CITY OF RIPON IS IN EARTHQUAKE ZONE 2. THE NEAREST KNOWN ACTIVE FAULTS ARE THE CALAVERAS AND GREEN VALLEY FAULTS LOCATED IN THE EASTERN SIDE OF THE COAST RANGE IN THE VICINITY OF CONCORD. WHILE SEISMIC THREATS ARE POSSIBLE, IT IS NOT CONSIDERED A MAJOR DETERRENT TO PLANNING, AND THERE ARE NO KNOWN ACTIVE FAULTS IN THE IMMEDIATE AREA.

3. GENERALLY, THE SOIL IN THE RIPON AREA RANGES FROM SAND TO SILTY SANDS AND SANDY SILTS AND PROVIDES AN EXCELLENT FOUNDATION FOR BUILDINGS OF ALL TYPES. THERE ARE NO KNOWN UNSTABLE SOIL CONDITIONS IN THE RIPON AREA AND NO REQUIREMENT FOR OPEN SPACE TO PROVIDE A PROTECTION ZONE IN THE AREA OF UNSTABLE SOILS.



4. THE CLOSEST AIRPORT IS THE STOCKTON METROPOLITAN AIRPORT LOCATED APPROXIMATELY TWELVE MILES NORTHWEST OF THE CITY OF RIPON. WHILE THE APPROACH FLIGHT PATTERNS FOR THE AIRPORT ORIENT TOWARD THE RIPON AREA, RIPON ITSELF IS NOT WITHIN ANY FLIGHT PATH ZONE, AND NO OPEN SPACE AREA IS CONSIDERED NECESSARY TO PROVIDE FOR OR TAKE ADVANTAGE OF SUCH FLIGHT PATH ZONES.

C. POLICIES

1. PROHIBIT URBAN DEVELOPMENT OR HOUSING IN THE FLOOD PLAIN OF THE STANISLAUS RIVER.

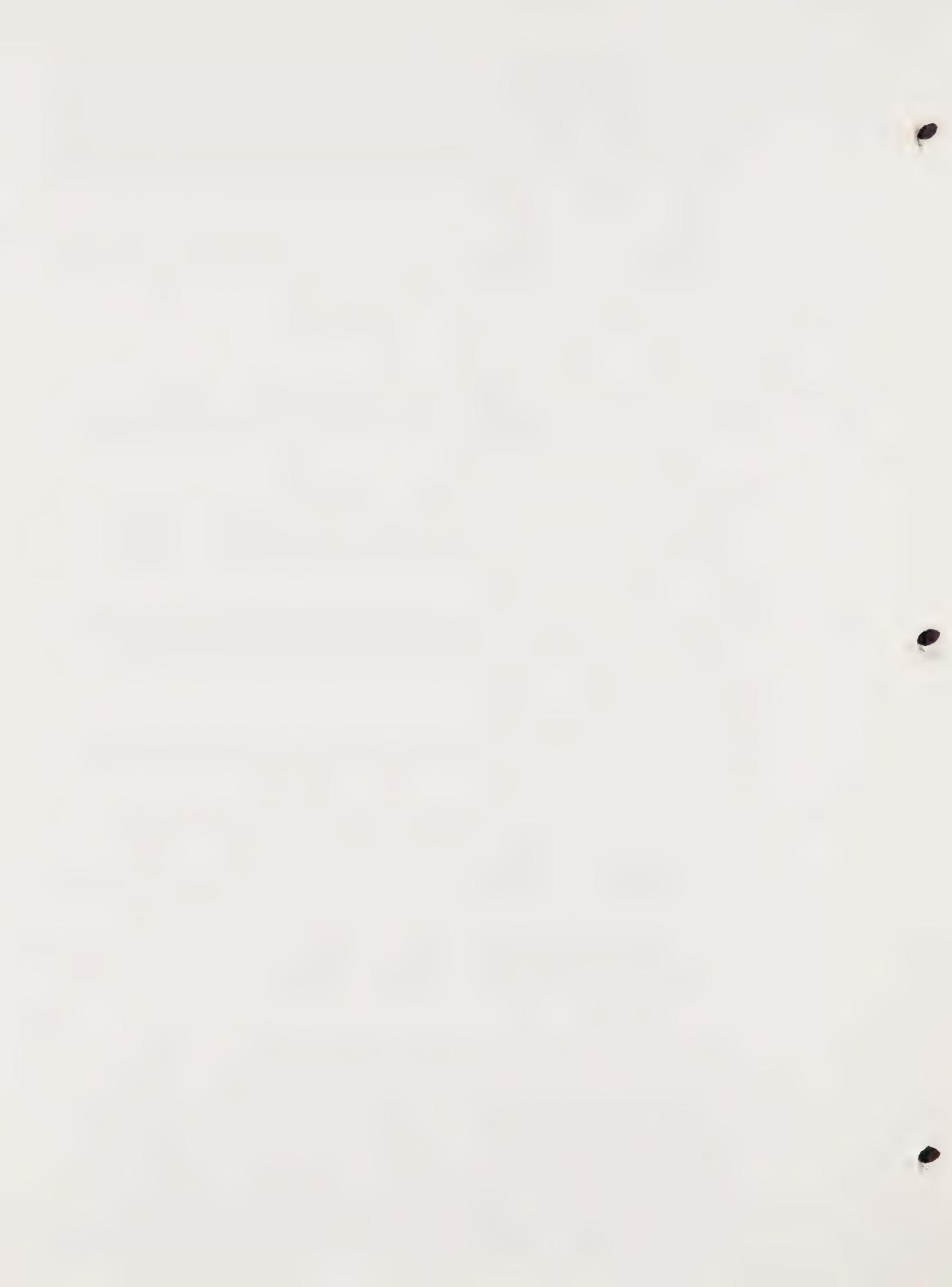
VIII. OPEN SPACE FOR URBAN EXPANSION

A. OBJECTIVES

1. INFORM THE PUBLIC CONCERNING THE NEED TO MAINTAIN AGRICULTURE IN PRODUCTION IN PARCELS LARGE ENOUGH TO BE ECONOMICALLY OPERATED FOR AGRICULTURE UNTIL NEEDED FOR THE ORDERLY GROWTH OF THE CITY OF RIPON.
2. DISCOURAGE URBANIZATION OUTSIDE THE CORPORATE LIMITS OF THE CITY OF RIPON AND, IN PARTICULAR, DISCOURSE DEVELOPMENT WHEN SERVICES SUCH AS UTILITIES, POLICE PROTECTION, FIRE PROTECTION, ETC., CANNOT BE PROVIDED AS A PART OF THE ORDERLY GROWTH PATTERN OF THE RIPON URBAN COMMUNITY.
3. To encourage the application of these objectives by San Joaquin County which is governing body in the areas where urbanization can occur outside the corporate limits of the City of Ripon.

B. FINDINGS

1. ANY SUBSTANTIAL URBANIZATION ACTIVITY IN THE FRINGE AREA AROUND THE RIPON COMMUNITY WILL HAVE AN ADVERSE EFFECT FOR THE FOLLOWING REASONS:
 - A. REDUCES THE SIZE OF PARCELS TO AREAS LESS THAN CAN BE OPERATED ECONOMICALLY FOR AGRICULTURE PURPOSES.
 - B. CREATES URBAN PARCELS NEITHER SIZED FOR, NOR COMPATIBLE WITH ORDERLY TYPE URBAN DEVELOPMENT.
 - C. CREATES PARCELS WHERE CERTAIN URBAN FACILITIES ARE EITHER LACKING OR ARE EXTREMELY COSTLY TO ACQUIRE E.G., STREETS, SEWERS, WATER, POLICE PROTECTION, FIRE PROTECTION, DRAINAGE, ETC.
 - D. URBANIZATION IN A RURAL MODE TENDS TO DISCOURAGE ANNEXATION IN AN ORDERLY FASHION TO AN EXISTING CITY AREA.
2. COOPERATION BETWEEN THE CITY OF RIPON AND SAN JOAQUIN COUNTY IS NECESSARY TO PREVENT URBANIZATION IN FRINGE AREAS. THE CITY OF RIPON SHOULD MAKE ITS VIEWS KNOWN ON THIS MATTER CONCISELY AND PERSISTENTLY TO BOTH ITS DIRECT REPRESENTATIVE ON THE BOARD OF SUPERVISORS AND TO ALL OTHER FORMS OF GOVERNING BODIES SUCH AS THE COUNTY PLANNING COMMISSION, THE COUNTY BOARD OF ZONING ADJUSTMENT AND THE COUNCIL OF GOVERNMENTS. THIS SAME POLICY OF OPPOSITION TO URBANIZATION OF FRINGE AREAS SHOULD ALSO BE AUGMENTED AND IMPLEMENTED THROUGH ANY AVENUES OPEN TO THE CITY, FOR INSTANCE



THROUGH THE LEGISLATORS FOR THE RIPON AREA IN THE STATE GOVERNMENT.

3. THE LOCAL CITIZENRY OF THE CITY OF RIPON SHOULD BE INFORMED CONCERNING THE IMPORTANT ASPECTS OF THE URBAN GROWTH PHENOMENA, PARTICULARLY IN FRINGE AREAS AND THE COOPERATION OF ALL CITIZENS SHOULD BE SOUGHT TO PROMOTE ORDERLY GROWTH FOR THE CITY OF RIPON. TOWARD THIS END, ALL AGENCIES FOR GROWTH INCLUDING SERVICE CLUBS AND THE CHAMBER OF COMMERCE SHOULD BE ENLISTED IN THE SUPPORT OF THIS PHILOSOPHY TOWARD THE CONTINUED DEVELOPMENT OF THE EXCELLENT COMMUNITY IN AND AROUND RIPON.
4. URBAN EXPANSION SHOULD BE ENCOURAGED AND FOSTERED ONLY WHEN THE FOLLOWING CONDITIONS ARE MET:
 - A. ORDERLY GROWTH OF THE CITY OF RIPON PERMITS THE READY EXTENSION OF URBAN TYPE SERVICES.
 - B. THERE IS AN IDENTIFIABLE NEED AND DEMAND FOR THE TYPE OF DEVELOPMENT PROPOSED.
 - C. THE AREA PROPOSED FOR DEVELOPMENT IS ADJACENT TO AND CAN BE READILY ANNEXED TO THE CITY OF RIPON.
 - D. THE ANNEXATION PATTERN WILL BE AS ORDERLY AS POSSIBLE.
5. IN THE INTERIM, PRIOR TO ANNEXATION, PARCELS WILL BE KEPT IN SIZES LARGE ENOUGH TO BE OPERATED ECONOMICALLY FOR AGRICULTURAL PURPOSES. THIS IS NOT INTENDED TO DISCOURAGE ALL URBAN GROWTH IN FRINGE AREAS, BUT IS PRIMARILY INTENDED TO MEET TWO PURPOSES, 1) TO PREVENT THE DISORGANIZED FRAGMENTATION OF PARCELS IN THE FRINGE AREA AROUND RIPON WHICH REPRESENTS THE POTENTIAL GROWTH AREA OF THE CITY AND 2) TO MAINTAIN A VIABLE AGRICULTURAL COMMUNITY IN THE AREA IMMEDIATELY SURROUNDING RIPON SO THAT THESE PROPERTIES WILL REMAIN ECONOMICALLY STABLE AND WILL BE OPERATED IN SUCH A FASHION THAT THEY WILL BE AESTHETICALLY PLEASING WHEN VIEWED FROM THE SURROUNDING ROAD SYSTEMS. THE INTENTION OF THE OPEN SPACE AND CONSERVATION ELEMENT IS TO PROVIDE AND AESTHETIC AND PLEASANT COMMUNITY INSIDE THE CITY AND IN ITS IMMEDIATE SURROUNDINGS. AGAIN, THE COOPERATION OF THE GOVERNMENTAL ENTITIES CONTROLLING THE IMMEDIATE SURROUNDINGS IS ABSOLUTELY ESSENTIAL TO THE IMPLEMENTATION OF THESE FINDINGS AND OBJECTIVES.

C. POLICIES

1. ENCOURAGE CITIZEN PARTICIPATION ON BOTH CITY AND COUNTY LEVELS TO SUPPORT ON THE LOCAL LEVEL THE GROWTH POLICIES ESTABLISHED HEREIN.
2. TO ENCOURAGE CITY SOLICITATION OF SIMILAR INTERPRETATION AT THE COUNTY LEVEL AND STATE LEVEL THROUGH LEGISLATION AND THROUGH INTERPRETATION OF THE STATED OBJECTIVES OF THESE SAME BODIES.
3. TO ESTABLISH AN URBAN GROWTH POLICY FOR THE CITY OF RIPON.
4. TO ESTABLISH A POLICY ENCOURAGING AGRICULTURAL OPERATIONS IN AREAS IN THE IMMEDIATE PATH OF ANNEXATION TO THE CITY OF RIPON.



5. TO DISCOURAGE, PRIOR TO ANNEXATION, TYPES OF INTERIM ACTIVITIES OTHER THAN AGRICULTURE.
6. THAT ALL URBANIZATION TYPE ACTIVITIES IN FRINGE AREAS AROUND THE CITY OF RIPON BE DISCOURAGED UNLESS AND UNTIL THEY ARE PROVIDED WITH ALL CITY TYPE SERVICES AND CAN BE ANNEXED TO THE CITY OF RIPON AS A PART OF ITS ORDERLY GROWTH.

IX IMPLEMENTATION OF THE OPEN SPACE AND CONSERVATION ELEMENT.

A. STUDIES

- 1.1 IDENTIFY LAND AREAS WITHIN THE STANISLAUS RIVER BOTTOM LAND AREA SUBJECT TO POSSIBLE FLOOD HAZARD.
2. DEVELOP AN OPEN SPACE AND CONSERVATION PLAN FOR LAND IN CLOSE PROXIMITY TO THE STANISLAUS RIVER.
3. DETERMINE IF THERE ARE ITEMS OF HISTORICAL INTEREST AND SIGNIFICANCE IN THE RIPON AREA AND MEANS FOR PRESERVATION.

B. POLICY DEVELOPMENT

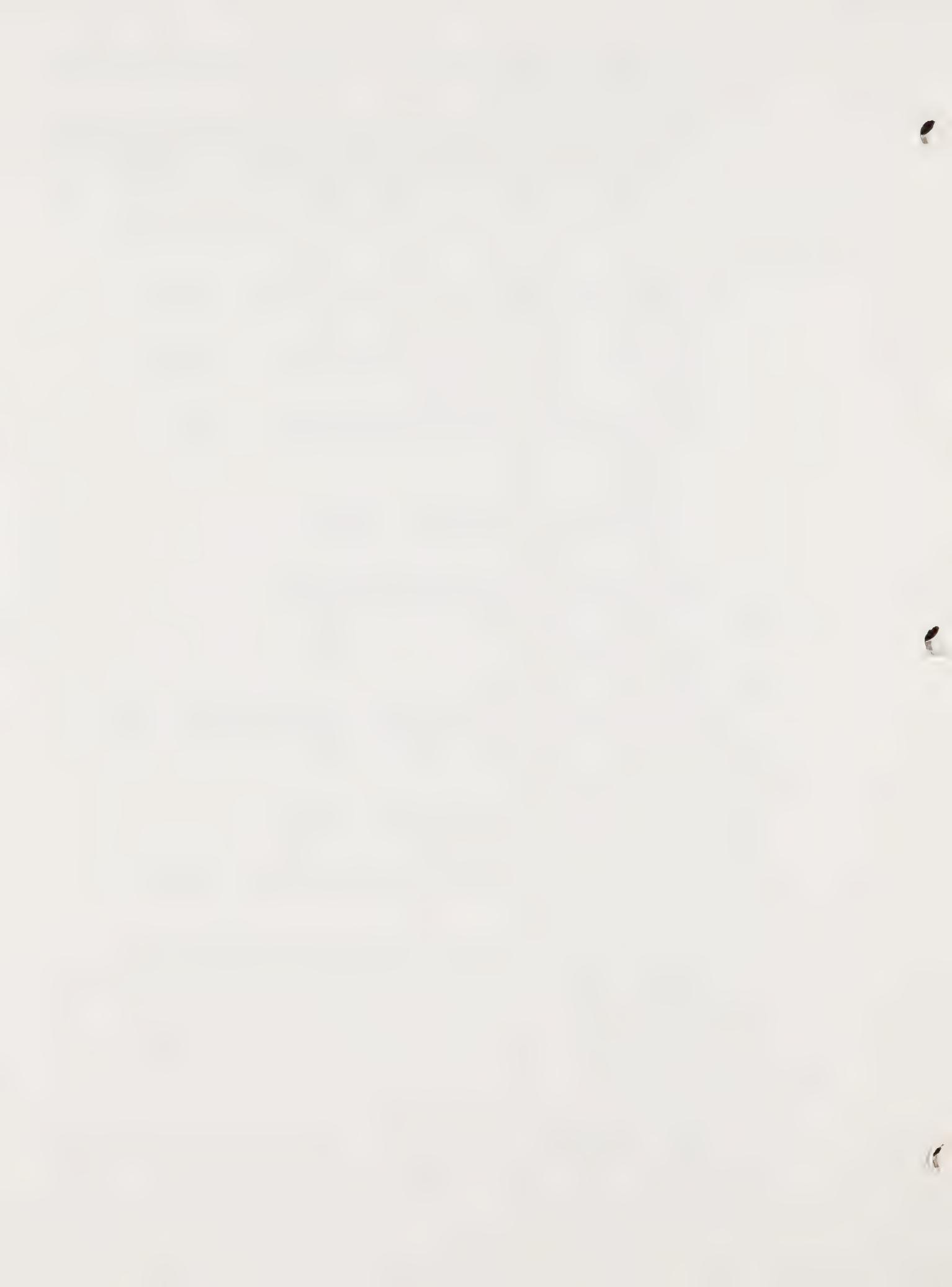
1. ESTABLISH POLICY IN COOPERATION WITH SAN JOAQUIN COUNTY FOR CONTROL OF URBAN DEVELOPMENT IN FRINGE AREAS ADJACENT TO THE CITY OF RIPON.
2. ESTABLISH DEVELOPMENT POLICY CONCERNING EXTENSION OF UTILITY SERVICE AND ANNEXATION FOR FRINGE AREAS ADJACENT TO THE CITY OF RIPON.
3. ESTABLISH DEVELOPMENT POLICIES CONCERNING GROWTH PATTERNS FOR THE CITY OF RIPON.
4. ESTABLISH POLICIES CONCERNING OPEN SPACE AS A PART OF ANY NEW DEVELOPMENT INCLUDING CITY POLICY FOR MEANS FOR ACQUISITION AND DEVELOPMENT OF CITY PARKS AND OPEN SPACE.

C. GENERAL PLAN ELEMENTS

1. PREPARE SCENIC HIGHWAY ELEMENT OF THE GENERAL PLAN IN COOPERATION WITH SAN JOAQUIN COUNTY AND COG.
2. PREPARE SEISMIC SAFETY ELEMENT OF GENERAL PLAN IN COOPERATION WITH COG.
3. PREPARE A NOISE ELEMENT OF GENERAL PLAN IN COOPERATION WITH COG.
4. PREPARE A SAFETY ELEMENT OF THE GENERAL PLAN IN COOPERATION WITH COG.
5. REVISE FLOOD PLAIN OPEN SPACE AS SHOWN IN LAND USE ELEMENT OF THE GENERAL PLAN

D. CITY ORDINANCES

1. CONSIDER A TREE ORDINANCE REGARDING MAINTENANCE AND PLANTING OF TREES ALONG CITY STREETS.
2. CONSIDER A CITY ORDINANCE FOR COLLECTION OF FEES FOR PARK DEVELOPMENT AND OPEN SPACES.



E. ACQUISITION AND DEVELOPMENT

1. ACQUIRE PARK AND OPEN SPACE SITES IN AND AROUND THE CITY OF RIPON.
2. CONTINUE DEVELOPMENT OF EXISTING AND NEW PARK FACILITIES.
3. COOPERATE WITH COUNTY AND STATE AGENCIES WITH DEVELOPMENT OF PARK ALONG THE LOWER STANISLAUS RIVER.
4. UTILIZE SOME LANDS IN HIGHER FLOOD PLAIN AREA FOR WASTE WATER TREATMENT.

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